

ORDINANCE NO. 2019-13-CM
AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE
COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE
FROM NB TO I1

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF TIPPECANOE COUNTY, INDIANA:

Section 1: The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code is hereby amended to rezone the following described real estate situated in Wabash Township, Tippecanoe County, Indiana:

A part of the Southeast Quarter of the Northeast Quarter of Section 10, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, described as follows: Commencing at the Southeast corner of the Northeast Quarter of said Section 10; thence South 89° 25' 56" West (Bearings are based on WGS84) 507.34 feet along the South line of the Northeast Quarter of said Section 10, to the Easterly Right-of-Way line of the Kankakee, Beaverville & Southern Railroad (KBSR); thence North 34° 33' 38" West 416.98 feet along the Easterly Right-of-Way line of the KBSR, to the Point of Beginning; thence continuing North 34° 33' 38" West 665.08 feet along the Easterly Right-of-Way line of the KBSR, to the Southwest corner of a tract of land owned by Santefort Van der Noord Andrews, LLC, as described in Document Number 04018299, in the Office of the Recorder of Tippecanoe County, Indiana (ORTCI); thence North 89° 15' 40" East 838.61 feet along the South line of the Santefort Van der Noord Andrews, LLC property, to the West line of a tract of land owned by John Patrick Silver, as described in Document Number 9511089 (ORTCI); thence South 00° 14' 08" East 282.24 feet along the West line of the Silver property and the West line of a tract of land owned by Jeffrey C. & Rhonda D. Florian, as described in Document Number 06022695 (ORTCI), to the Southwest corner of the Florian property; thence North 89° 16' 23" East 240.25 feet along the South line of the Florian property, to the West line of a tract of land owned by the Board of Commissioners of Tippecanoe County, Indiana, as described in Document Number 201616005448 (ORTCI); thence South 00° 17' 30" East 67.34 feet along the West line of the Board of Commissioners property; thence South 89° 47' 15" West 8.92 feet; thence Southwesterly 43.99 feet along a tangent curve to the left with a radius of 50.00 feet and subtended by a long chord, having a bearing of South 64° 35' 06" West and a length of 42.58 feet; thence Northwesterly 155.08 feet along a curve to the left with a radius of 250.00 feet and subtended by a long chord, having a bearing of North 74° 07' 22" West and a length of 152.61 feet; thence Southwesterly 499.53 feet along a non-tangent curve to the left with a radius of 653.41 feet and subtended by a long chord, having a bearing of South 66° 38' 55" West and a length of 487.46 feet; thence

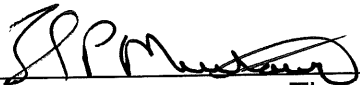
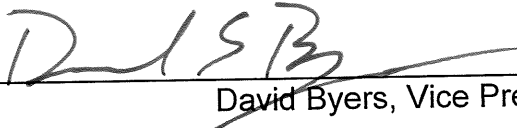

South 55° 26' 22" West 74.43 feet to the Point of Beginning and containing 7.034 Acres.

Section 2: The above-described real estate should be and the same is hereby rezoned from NB to I1.

Section 3: This ordinance shall be in full force and effect from and after its adoption.

(Adopted And Passed) (Denied) by the Board Of Commissioners of Tippecanoe County, Indiana, this 6th day of May, 2019.

VOTE:

<u>Yes</u>	<u></u> Thomas Murtaugh, President
<u>Yes</u>	<u></u> David Byers, Vice President
<u>Yes</u>	<u></u> Tracy Brown, Member

ATTEST:


Robert Plantenga, Auditor